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# UNOFFICIAL COPY

Doc#: 2303306163 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/02/2023 11:35 AM Pg: 1 of 5

**This Instrument was Prepared by:**

Laurence M. Cohen, P.C.  
Attorney and Counselor at Law  
1017 W. Golf Road  
Hoffman Estates, Illinois 60169

Dec ID 20230201644699  
ST/CO Stamp 1-459-611-472

**After Recording Return to:**

Dr. and Mrs. Sidney S. Cohen  
6 South Cove  
South Barrington, Illinois 60010

Mail Subsequent Tax Bills to:

Dr. and Mrs. Sidney S. Cohen  
6 South Cove  
South Barrington, Illinois 60010

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## WARRANTY DEED IN TRUST

THIS INDENTURE, made this 26<sup>th</sup> day of January, 2023 between **Inis Y. Cohen, as Trustee of the Inis Y. Cohen Revocable Trust Agreement dated August 13, 1999**, The Grantor, of the Village of South Barrington, County of Cook, and the State of Illinois —AND— Sidney S. Cohen and Inis Y. Cohen, as Trustees of the Sidney S. Cohen Revocable Trust Agreement dated August 13, 1999, in fee simple title, The Grantees, of 6 South Cove, South Barrington, Illinois 60010.

WITNESSETH, that Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereby Conveys and Warrants unto the Grantees, in fee simple, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Address of Real Estate: 781 Shady Oaks Drive, Elgin, Illinois 60120

Permanent Real Estate Index Number: 06-07-400-012-1079

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

[Signature and Notary Page to Follow]



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## EXHIBIT "A"

### LEGAL DESCRIPTION

UNIT 45-3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE COUNTRY HOMES AT COBBLER'S CROSSING, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 89-516805, AS AMENDED FROM TIME TO TIME, LOCATED IN COBBLER'S CROSSING UNIT 2, BEING A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER: 06-07-400-012-1079

PROPERTY ADDRESS: 781 SHADY OAKS DRIVE, ELGIN, IL 60120

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 01 | 26 | 2023

SIGNATURE: *Miss Y. Cohen*  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

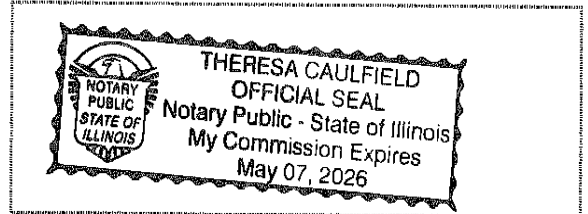
Theresa Caulfield

By the said (Name of Grantor): Miss Y. Cohen

On this date of: 01 | 26 | 2023

NOTARY SIGNATURE: *[Signature]*

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 01 | 26 | 2023

SIGNATURE: *Miss Y. Cohen*  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

Theresa Caulfield

By the said (Name of Grantee): Miss Y. Cohen

On this date of: 01 | 26 | 2023

NOTARY SIGNATURE: *[Signature]*

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

# UNOFFICIAL COPY

## CITY OF ELGIN REAL ESTATE TRANSFER STAMP APPLICATION FORM

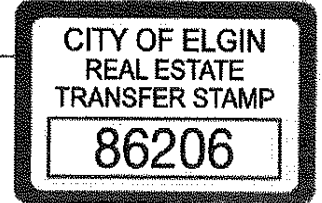
1/27/23

Date of Filing with City

(FOR RECORDER'S USE ONLY)

Recorder or Registrar's Deed # \_\_\_\_\_

Date Recorded: \_\_\_\_\_



### CHECK APPROPRIATE BOX(ES)

- |                                                                |                                                     |
|----------------------------------------------------------------|-----------------------------------------------------|
| <input checked="" type="checkbox"/> Single Family Resident     | <input type="checkbox"/> Commercial                 |
| <input checked="" type="checkbox"/> Condo, Co-op, or Town Home | <input type="checkbox"/> Industrial                 |
| <input type="checkbox"/> 2-3 Unit (Residential)                | <input type="checkbox"/> Vacant Land                |
| <input type="checkbox"/> 4 or More Unit (Residential)          | <input type="checkbox"/> Other (Attach Description) |

### INSTRUCTIONS:

This form must be filled out completely, signed by at least one of the grantors (sellers) or agent, and presented to the Finance Department, 150 Dexter Court, Elgin, IL 60120, at the time of the request for the real estate transfer stamp, as required by the City of Elgin Real Estate Transfer Ordinance. Also, a copy of the deed and the Illinois Tax Declaration form must be submitted with the request. The stamp must be affixed to the deed when the title is recorded with the County.

All requests for mailing of the transfer stamp must be accompanied by a self-addressed, stamped envelope

Please email all documents to [Transferstamp@cityofelgin.org](mailto:Transferstamp@cityofelgin.org)

For additional information, please call 311 (in Elgin) or 847-931-6001 Monday through Friday, 7:00 AM to 5:00 PM

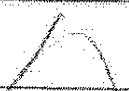
Address of Property 781 Shady Oaks, Elgin, IL 60120  
Street Zip Code

Permanent Property Index No.: 06-07-400-012-1079

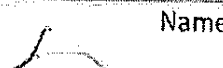
Date of Deed January 26, 2023 Type of Deed: Warranty Deed in Trust

We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

### GRANTOR

Inis Cohen, as Trustee 6 South Cove, South Barrington, IL 60010  
Name Address, City, State, Zip  
 Signature 1.23.23 Date Signed

### GRANTEE

Inis Cohen and Sidney Cohen, as Trustees 6 South Cove, South Barrington, IL 60010  
Name Address, City, State, Zip  
 Signature 1.23.23 Date of Signature